State of Oklahoma - Ottawa County Public Auction

49.55± AC Farmstead

Residence • Agricultural Improvements • Ottawa County, Oklahoma



- 3-Bedroom, 2-Bath Rural Residence
- Four 16,000+/- SF Former Poultry Houses
- Multiple Agricultural & Support Improvements

TUESDAY, DECEMBER 1ST - 2PM CT

11801 S. 600 Road, Miami, Oklahoma

SCHRADER + WELLINGS
REAL ESTATE & AUCTION COMPANY, INC
LAND MARKETING EXPERTS.NATIONWIDE.

405-332-5505
SCHRADERWELLINGS.COM



INFORMATION BOOK

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SCHRADER
Real Estate and Auction Company, Inc.

SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

BIDDING PROCEDURE: The Property will be offered at Public Auction as a single whole unit.

APPROVAL OF BID PRICES: The successful bidder will be required to execute the Purchase Documents immediately following the Auction. Seller reserves the right to reject the final high bid if the final high bid, exclusive of the Buyer's Premium, is less than the minimum amount of $77,500.00.

BUYER'S PREMIUM: An 8% Buyer's Premium will be added to the final high bid to determine the total contract purchase price.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the Property shall be delivered to Buyer upon completion of closing.

DEED: The Real Property will be conveyed by Quitclaim Deed.The cost of preparing and recording the deed will be charged to Buyer. Seller's interest in the Property arises through judicial forfeiture, and Seller makes no warranty as to the nature of title beyond the provisions contained in the Purchase Documents.

TITLE: Buyer will not be entitled to receive any title insurance commitment or title insurance policy prior to or in connection with the closing. It is expected that the title will not be insurable without a court order in a quiet title action. Seller will have no obligation regarding any such quiet title action before or after closing.

MANUFACTURED HOME: The offering includes the Seller's interest in the 1981 Castle Manufactured Home, VIN CCA8047835577, located on the Property. Seller may elect to transfer its interest by quitclaim bill of sale or as part of the Special Warranty Deed. Seller shall have no obligation to provide a certificate of title, and Buyer will be responsible for taking any actions necessary to complete the transfer following closing.

SURVEY: The Real Property will be conveyed using the existing legal description without obtaining a new survey.

REAL ESTATE TAXES & ASSESSMENTS: Buyer shall assume and pay all ad valorem taxes, special assessments and related penalties that are or may become a lien against the Property. Any such amounts delinquent or otherwise due and payable at closing shall be collected from Buyer at closing and paid to the appropriate taxing authority.

MINERALS: The sale of the Real Estate will include any minerals currently owned by Seller, if any. No promise, warranty or representation is made concerning the existence or value of any minerals or the nature or extent of Seller's interest therein.

CLOSING COSTS: The closing agent's fee for administering the closing shall be charged to Buyer. Buyer shall also pay all charges associated with any loan obtained by Buyer and the other Buyer expenses provided for in the Purchase Documents.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its affiliated agents are acting as Seller's agents and represent only the Seller in connection with the Auction.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All acreage figures, building sizes, maps, photographs, descriptions and other information contained in marketing materials are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Auction Manager: Charles Brent Wellings Branch Broker #158091 **Email:** brent@schraderauction.com
Schrader Real Estate and Auction Company, Inc. #112774
Oklahoma Office: 101 N Main St, Stillwater, OK 74075 Branch Office - Stillwater, OK #172583

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, DECEMBER 1, 2026
49.55± ACRES – OTTAWA COUNTY, OKLAHOMA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc., P.O. Box 508, Columbia City, IN, 46725, Email to auctions@schraderauction.com or brent@schraderauction.com, no later than Tuesday, November 24, 2026. Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Bidder # _____

Name _____

Address_____

City/State/Zip _____

Telephone: (Res) _____ **(Office)** _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name)_____

City, State, Zip: _____

Contact: _____ **Phone No:** _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ **Brochure** ☐ **Newspaper** ☐ **Signs** ☐ **Internet** ☐ **Radio** ☐ **TV** ☐ **Friend**

☐ **Other** _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ **Regular Mail** ☐ **E-Mail** **E-Mail address:**_____

☐ **Tillable** ☐ **Pasture** ☐ **Ranch** ☐ **Timber** ☐ **Recreational** ☐ **Building Sites**

What states are you interested in?_____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ **Date:** _____

Online Auction Bidder Registration
49.55± Acres • Ottawa County, Oklahoma
Tuesday, December 1, 2026

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:
   _____
   _____
   _____
   My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, December 1, 2026 at 2:00 PM (CST).

3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.

4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.

5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.

6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of $_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

   Schrader Real Estate & Auction Company, Inc.
   950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
   Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

   For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____. (This for return of your deposit money). My bank name, address and phone number is:
   _____
   _____
   _____

8. ***TECHNOLOGY DISCLAIMER:*** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, November 24, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com or brent@schraderauction.com.**

I understand and agree to the above statements.

_____ _____
Registered Bidder's signature Date

_____
Printed Name

This document must be completed in full.

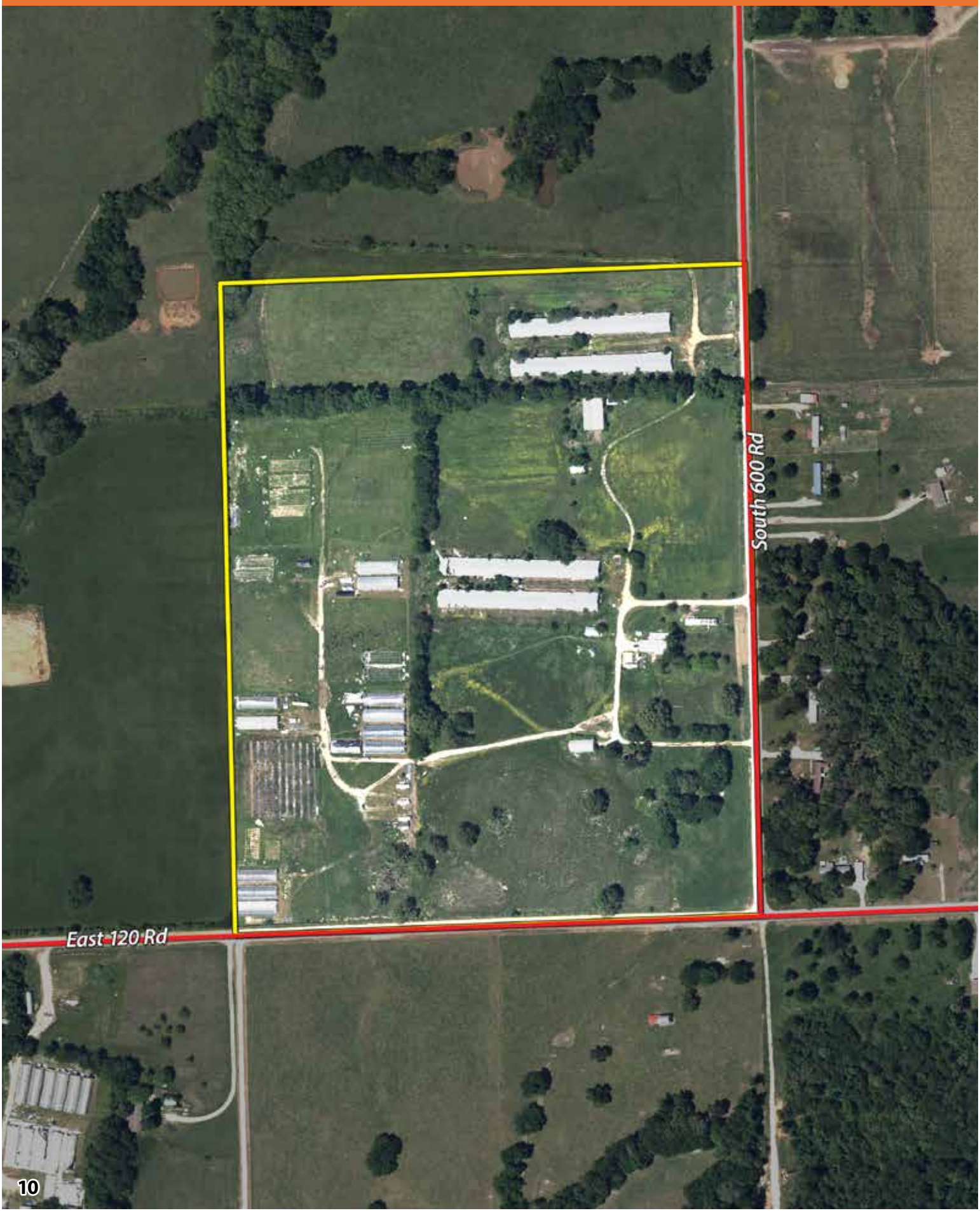
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

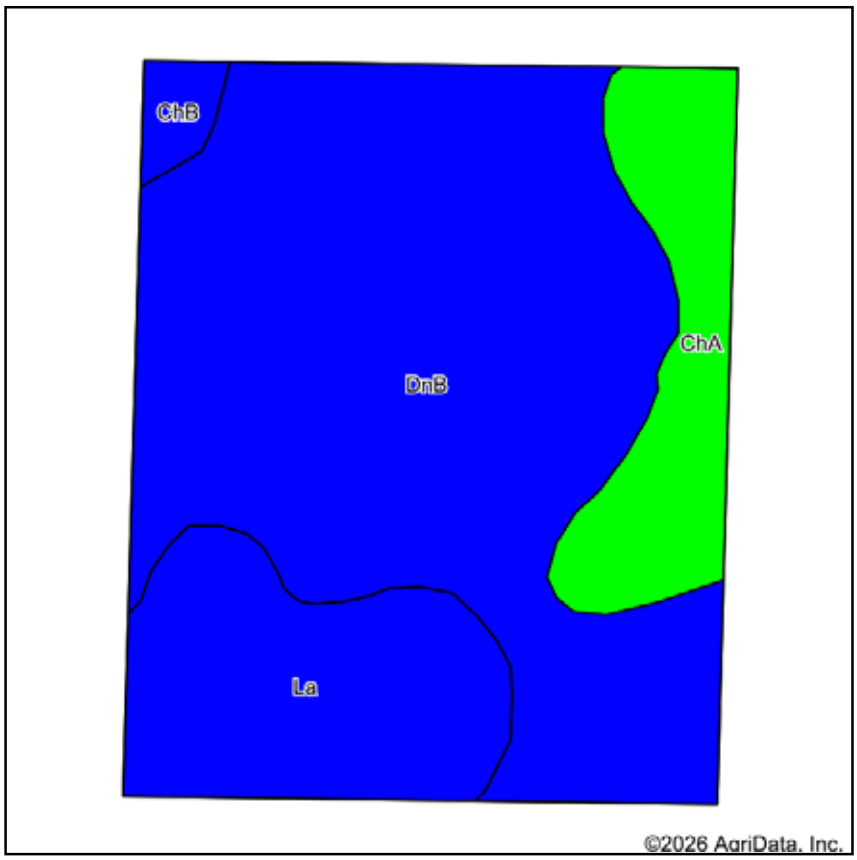
TRACT MAP

TRACT MAP

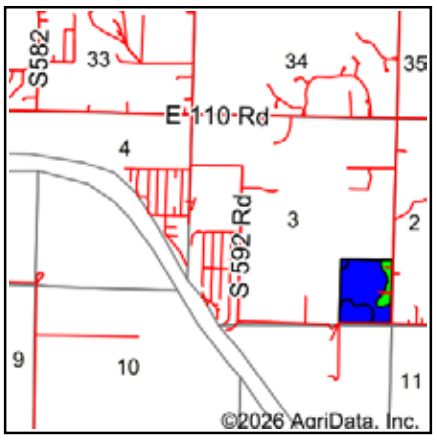


SOIL MAP

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Ottawa**
Location: **3-27N-23E**
Township: **Miami**
Acres: **49.57**
Date: **4/17/2026**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc 2025 www.AgriDataInc.com

N W E S

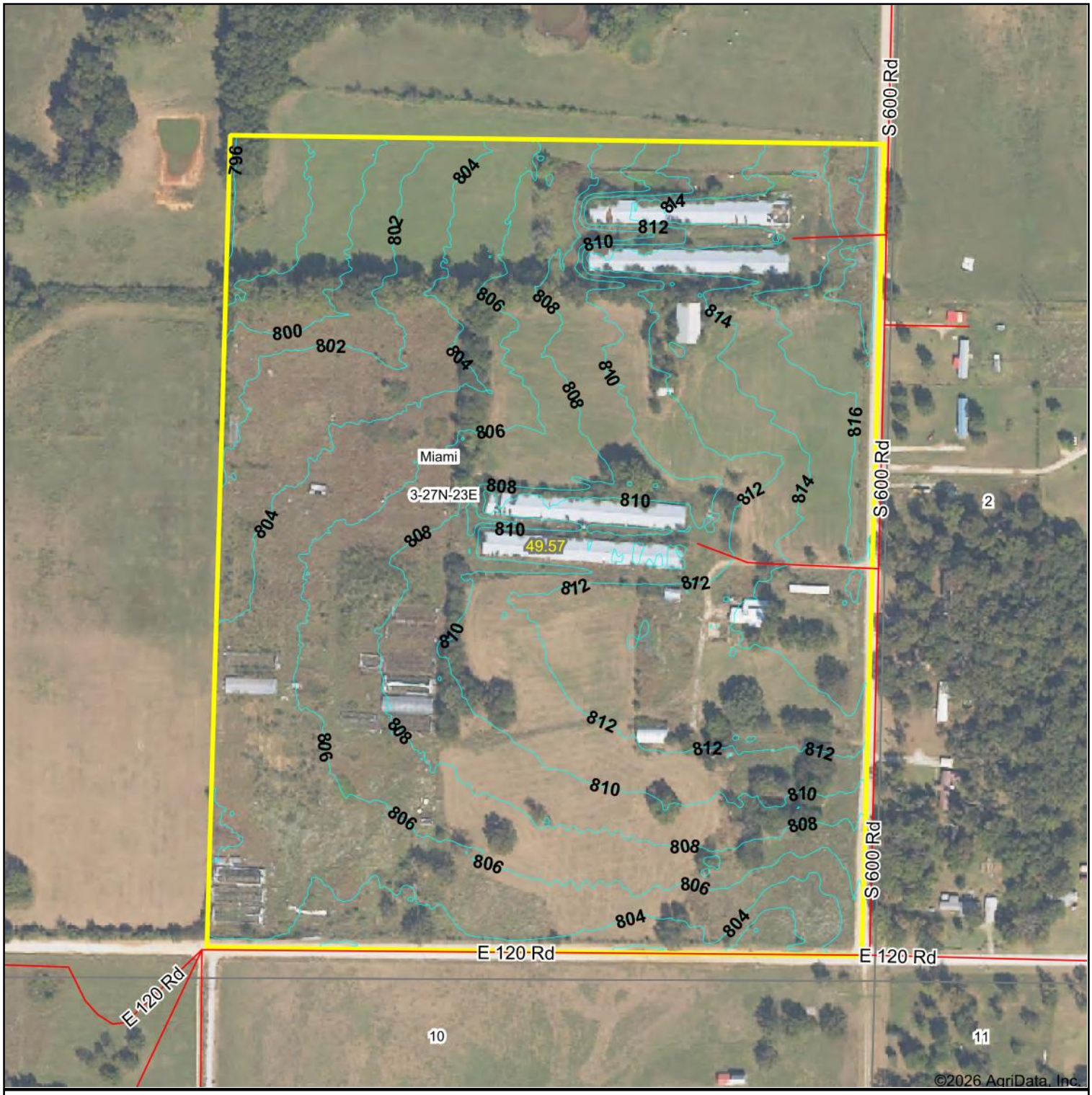
Area Symbol: OK115, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass AUM	Common bermudagrass Tons	Corn Bu	Improved bermudagrass AUM	Oats Bu	Tall fescue AUM	Tall fescue Tons	Wheat Bu
DnB	Dennis silt loam, 1 to 3 percent slopes	32.80	66.1%		IIe								
La	Captina silt loam, 0 to 1 percent slopes	9.41	19.0%		IIw	7	7	71	9	71	8	8	33
ChA	Choteau silt loam, 0 to 1 percent slopes	6.47	13.1%		Is								
ChB	Choteau silt loam, 1 to 3 percent slopes	0.89	1.8%		IIe								
			Weighted Average		**1.87**	**1.3**	**1.3**	**13.5**	**1.7**	**13.5**	**1.5**	**1.5**	**6.3**

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

TOPOGRAPHY CONTOURS MAP



SCHRADER
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Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Source:	USGS 1 meter dem
Interval(ft):	2.0
Min:	794.7
Max:	819.4
Range:	24.7
Average:	808.2
Standard Deviation:	4.76 ft

0ft 312ft 624ft

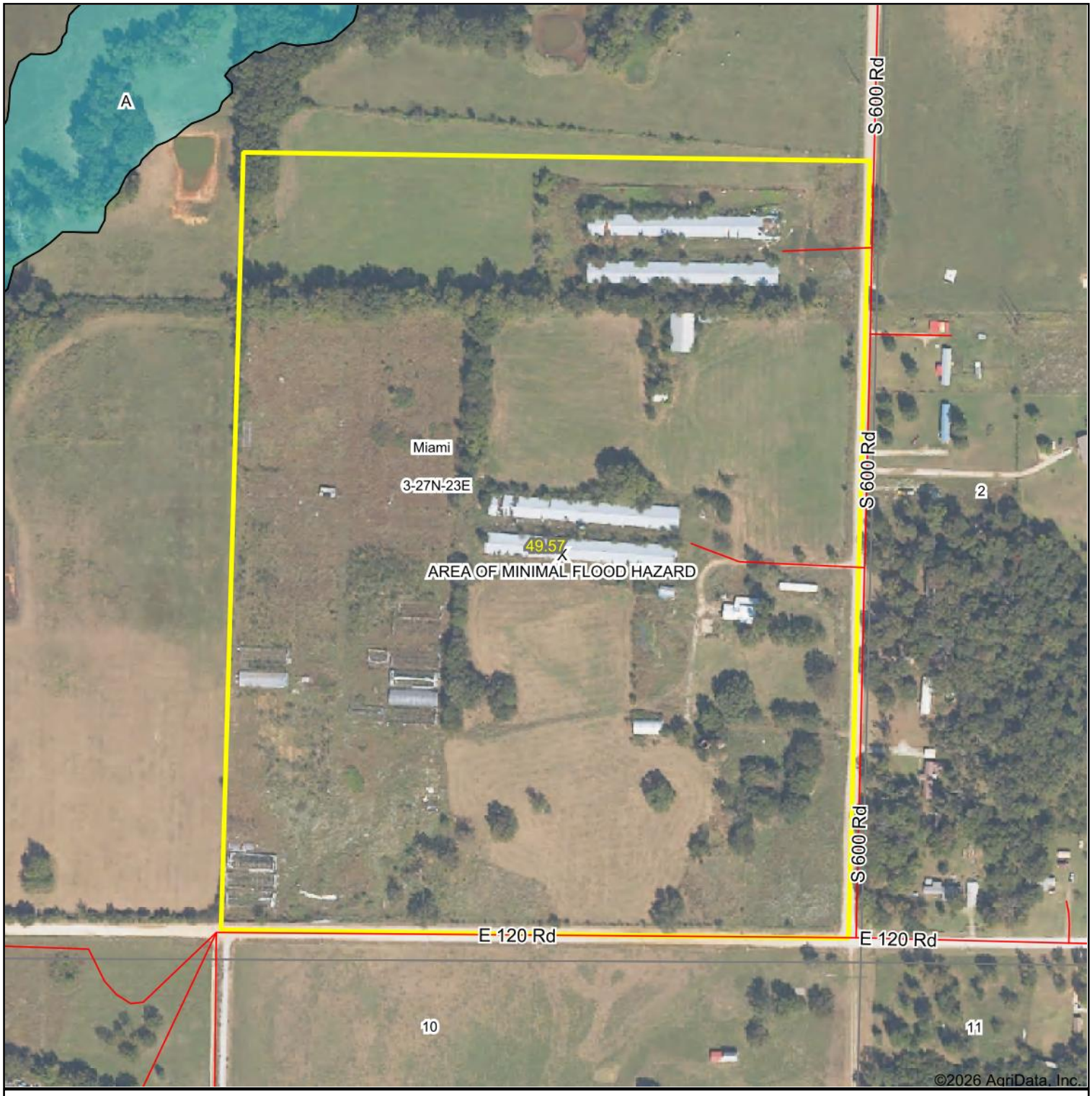
4/17/2026

3-27N-23E
Ottawa County
Oklahoma

Boundary Center: 36° 50' 39.74, -94° 48' 30.26

FLOOD MAP

FLOOD MAP



SCHRADER
Real Estate and Auction Company, Inc.

Map Center: 36° 50' 39.74, -94° 48' 30.26

0ft 326ft 652ft

3-27N-23E
Ottawa County
Oklahoma

N
W E
S

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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4/17/2026

Flood related information provided by FEMA

TAX STATEMENTS

TAX STATEMENTS

Make Checks Payable to:
OTTAWA COUNTY TREASURER

Tabitha Reeves
PO Box 1024
Miami, OK 74355
918-542-8232

Parcel ID 0000-03-027-023-0-021-00

Owner 76562 3 -27N -23E

LOR, TOU HMONG & MAI SEE XIONG
4026 N 71ST ST
MILWAUKEE WI 53216-0000

Taxpayer Copy
Real Estate

Breakdown	Mills	Amount
COUNTY GENERAL	10.24	594.39
COUNTY HEALTH	1.54	89.39
EMS	3.07	178.20
COUNTY WIDE 4-MIL	4.10	237.99
SCHOOL DIST GEN.	36.46	2,116.34
SCHOOL DIST BLDG	5.21	302.42
SCHOOL DIST SINK.	11.52	668.68
VO-TECH GENERAL	10.24	594.39
VO-TECH BUILDING	1.02	59.20
Total	83.40	4,841.00

I001R Wyandotte Rural
Additional Taxes Due

11/09/2026
11:20
Wkst: 31

School District	Tax Year	Taxroll Item #
I001R	2025	3156 BT

Values

Gross Assessed	58,045
Exemptions	0
Net Assessed	58,045
Total Tax	4,841.00
Total Tax Payments	0.00

Penalty thru 11/15/26 726.15 Fees 25.00

Total Due **$5,592.15**

Legal Description:

11801 S 600 RD
SE SE & TR IN NE SE, BEG SE COR NE SE, N0D47'E 316.99', S89D49'58"W 1315.78', S0D44'22"W 319.75', N89DDDD40'5"E 1314.46' TO POB SEC 3 TWP 27 RNG 23 UTILITY ESMT (1166/622) NOTICE OF PENDENCY OF...

20250003156

0000-03-027-023-0-021-00
OTTAWA COUNTY TREASURER

Tabitha Reeves
PO Box 1024
Miami, OK 74355
918-542-8232

Full / Final Payment
Real Estate
Delinquent Tax

Additional Taxes 2024 R,2023 R,2022 R

School District	Tax Year	Taxroll Item #
I001R	2025	3156 BT

Amt due if paid by 11/15/2026	
Tax Still Due	4,841.00
Penalty	726.15
Total Fee	25.00
Total	5,592.15

Owner 76562

Detach and mail this portion with check

LOR, TOU HMONG & MAI SEE XIONG
4026 N 71ST ST
MILWAUKEE WI 53216-0000

TAX STATEMENTS

Make Checks Payable to:
OTTAWA COUNTY TREASURER

Tabitha Reeves
PO Box 1024
Miami, OK 74355
918-542-8232

Parcel ID 0000-03-027-023-0-021-00

Owner 76562 3 -27N -23E

LOR, TOU HMONG & MAI SEE XIONG
4026 N 71ST ST
MILWAUKEE WI 53216-0000

Taxpayer Copy
Real Estate

Breakdown	Mills	Amount
COUNTY GENERAL	10.24	594.43
COUNTY HEALTH	1.54	89.40
EMS	3.07	178.21
COUNTY WIDE 4-MIL	4.10	238.00
SCHOOL DIST GEN.	36.46	2,116.48
SCHOOL DIST BLDG	5.21	302.44
SCHOOL DIST SINK.	11.79	684.40
VO-TECH GENERAL	10.24	594.43
VO-TECH BUILDING	1.02	59.21
Total	83.67	4,857.00

I001R Wyandotte Rural
Additional Taxes Due

School District	Tax Year	Taxroll Item #
I001R	2024	3156 BT

11/09/2026
11:20
Wkst: 31

Values	
Gross Assessed	58,045
Exemptions	0
Net Assessed	58,045
Total Tax	4,857.00
Total Tax Payments	0.00

Penalty thru 11/15/26 1,602.81 Fees 20.00

Total Due **$6,479.81**

Legal Description:

11801 S 600 RD
SE SE & TR IN NE SE, BEG SE COR NE SE, N0D47'E 316.99', S89D49'58"W 1315.78', S0D44'22"W 319.75', N89DDDD40'5"E 1314.46' TO POB SEC 3 TWP 27 RNG 23 UTILITY ESMT (1166/622)

20240003156

0000-03-027-023-0-021-00
OTTAWA COUNTY TREASURER

Tabitha Reeves
PO Box 1024
Miami, OK 74355
918-542-8232

Full / Final Payment
Real Estate
Delinquent Tax

Additional Taxes 2025 R,2023 R,2022 R

School District	Tax Year	Taxroll Item #
I001R	2024	3156 BT

Amt due if paid by 11/15/2026	
Tax Still Due	4,857.00
Penalty	1,602.81
Total Fee	20.00
Total	6,479.81

Owner 76562

Detach and mail this portion with check

LOR, TOU HMONG & MAI SEE XIONG
4026 N 71ST ST
MILWAUKEE WI 53216-0000

TAX STATEMENTS

Make Checks Payable to:
OTTAWA COUNTY TREASURER

Tabitha Reeves
PO Box 1024
Miami, OK 74355
918-542-8232

Parcel ID 0000-03-027-023-0-021-00

Owner 76562 3 -27N -23E

LOR, TOU HMONG & MAI SEE XIONG
4026 N 71ST ST
MILWAUKEE WI 53216-0000

Taxpayer Copy
Real Estate

Breakdown	Mills	Amount
COUNTY GENERAL	10.24	594.37
COUNTY HEALTH	1.54	89.39
EMS	3.07	178.20
COUNTY WIDE 4-MIL	4.10	237.98
SCHOOL DIST GEN.	36.46	2,116.29
SCHOOL DIST BLDG	5.21	302.41
SCHOOL DIST SINK.	7.06	409.79
VO-TECH GENERAL	10.24	594.37
VO-TECH BUILDING	1.02	59.20
Total	78.94	4,582.00

I001R Wyandotte Rural
Additional Taxes Due

School District	Tax Year	Taxroll Item #
I001R	2023	3156 BT

11/09/2026
11:20
Wkst: 31

Values	
Gross Assessed	58,045
Exemptions	0
Net Assessed	58,045
Total Tax	4,582.00
Total Tax Payments	0.00

Penalty thru 11/15/26 2,336.82 Fees 10.00

Total Due **$6,928.82**

Legal Description:

11801 S 600 RD
SE SE & TR IN NE SE, BEG SE COR NE SE, N0D47'E 316.99', S89D49'58"W 1315.78', S0D44'22"W 319.75', N89DDDD40'5"E 1314.46' TO POB SEC 3 TWP 27 RNG 23 UTILITY ESMT (1166/622)

20230003156

0000-03-027-023-0-021-00
OTTAWA COUNTY TREASURER

Tabitha Reeves
PO Box 1024
Miami, OK 74355
918-542-8232

Full / Final Payment
Real Estate
Delinquent Tax

Additional Taxes 2025 R,2024 R,2022 R

School District	Tax Year	Taxroll Item #
I001R	2023	3156 BT

Amt due if paid by 11/15/2026	
Tax Still Due	4,582.00
Penalty	2,336.82
Total Fee	10.00
Total	6,928.82

Owner 76562

Detach and mail this portion with check

LOR, TOU HMONG & MAI SEE XIONG
4026 N 71ST ST
MILWAUKEE WI 53216-0000

TAX STATEMENTS

Make Checks Payable to:
OTTAWA COUNTY TREASURER

Tabitha Reeves
PO Box 1024
Miami, OK 74355
918-542-8232

Parcel ID 0000-03-027-023-0-021-00

Owner 76562 3 -27N -23E

LOR, TOU HMONG & MAI SEE XIONG
4026 N 71ST ST
MILWAUKEE WI 53216-0000

Taxpayer Copy
Real Estate

Breakdown	Mills	Amount
COUNTY GENERAL	10.24	1,570.89
COUNTY HEALTH	1.54	236.25
EMS	3.07	470.96
COUNTY WIDE 4-MIL	4.10	628.97
SCHOOL DIST GEN.	36.46	5,593.22
SCHOOL DIST BLDG	5.21	799.25
SCHOOL DIST SINK.	7.66	1,175.10
VO-TECH GENERAL	10.24	1,570.89
VO-TECH BUILDING	1.02	156.47
Total	79.54	12,202.00

I001R Wyandotte Rural
Additional Taxes Due

School District	Tax Year	Taxroll Item #
I001R	2022	3156 BT

Values

MH :1,320
Mobile Home
11/09/2026
11:20
Wkst: 31

Gross Assessed	153,411
Exemptions	0
Net Assessed	153,411
Total Tax	12,202.00
Total Tax Payments	0.00

Penalty thru 11/15/26 8,419.38 Fees 10.00

Total Due **$20,631.38**

Legal Description:

11801 S 600 RD
SE SE & TR IN NE SE, BEG SE COR NE SE, N0D47'E 316.99', S89D49'58"W 1315.78', S0D44'22"W 319.75', N89DDDD40'5"E 1314.46' TO POB SEC 3 TWP 27 RNG 23 UTILITY ESMT (1166/622)

20220003156

0000-03-027-023-0-021-00
OTTAWA COUNTY TREASURER

Tabitha Reeves
PO Box 1024
Miami, OK 74355
918-542-8232

Owner 76562

Full / Final Payment
Real Estate
Delinquent Tax

Additional Taxes 2025 R,2024 R,2023 R

Mobile Home

School District	Tax Year	Taxroll Item #
I001R	2022	3156 BT

Amt due if paid by 11/15/2026	
Tax Still Due	12,202.00
Penalty	8,419.38
Total Fee	10.00
Total	20,631.38

Detach and mail this portion with check

LOR, TOU HMONG & MAI SEE XIONG
4026 N 71ST ST
MILWAUKEE WI 53216-0000

PROPERTY RECORD CARDS

RECORD CARD

Ottawa

Assessment Property Record Card for Tax Year 2026

Data provided by REBECCA BREWER County Assessor

Date 03/16/2026
Time 13:14:43
Page 1

Assessment Data

Account	580003156
Parcel ID	0000-03-027-023-0-021-00
Cadastral ID	28170947
Property Type	Real - Real Property
Property Class	RR
VI Area	3
Tax Area	7 - I-1 Rural
Name ID	76562

LOR, TOU HMONG & MAI SEE XIONG

4026 N 71ST ST

MILWAUKEE WI 53216-

Parcel Location

Situs	11801 S 600 RD
Subdivision	Rural
Lot/Block	/
Parcel Size	49.55 - Acres
Sec/Twn/Rng	3 / 27 / 23 /
Neighborhood	3 - Visual Inspection Area 3
School District	I-1 - Wyandotte School Distric

Primary Image



11/6/2023

Legal Description

Lat/Long: 36.84437304 -94.80840543

SE SE & TR IN NE SE, BEG SE COR NE SE, N0D47'E 316.99', S89D49'58"W 1315.78', S0D44'22"W 319.75', N89DDDD40'5"E 1314.46' TO POB SEC 3 TWP 27 RNG 23 UTILITY ESMT (1166/622) NOTICE OF PENDENCY OF ACTION (1223/751)(1245/705)

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
1110/236	RAMER, DAVID L & TWILA J	05/12/2020		06
1110/235	RAMER, DAVID L & TWILA J	05/12/2020	155,000	Q
691/765	TIRRES,ANTONIO & REMEDIOS	09/24/2001	375,000	QV
613/467	MCRAE, ELBERT & BETTY A	09/23/1997	212,500	PQ

Parcel Valuation

Source	REAL
Remove Cap	
Year Frozen	
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	28,195	28,195	11.4%	3,214
Improvements	533,488	506,431		57,733
Mobile Home	0	0		0
Total Value	561,683	534,626		60,947

Levy Rate	83.400	Current Tax
Assessed	60,947	5,082.98
Penalty	0	
Exemption	0	0.00
Total Taxable	60,947	5,083.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-580003156	LOR, TOU HMONG & MAI SEE XIONG	7	509,168	0	58,045	4,841.00
2024	2024-580003156	LOR, TOU HMONG & MAI SEE XIONG	7	509,168	0	58,045	4,857.00
2023	2023-580003156	LOR, TOU HMONG & MAI SEE XIONG	7	509,168	0	58,045	4,582.00
2022	2022-580003156	LOR, TOU HMONG & MAI SEE XIONG	7	1,577,721	0	153,411	12,202.00
2021	2021-580003156	LOR, TOU HMONG & MAI SEE XIONG	7	167,223	0	19,063	1,533.00
2020	2020-580003156	LOR, TOU HMONG & MAI SEE XIONG	7	83,017	1000	4,330	350.00
2019	2019-580003156	RAMER, DAVID L & TWILA J	7	144,622	1000	7,565	617.00
2018	2018-580003156	RAMER, DAVID L & TWILA J	7	144,622	1000	7,316	598.00
2017	2017-580003156	RAMER, DAVID L & TWILA J	7	134,435	1000	7,075	585.00
2016	2016-0003156	RAMER, DAVID L & TWILA J		139,240		7,839	
2015	2015-0003156	RAMER, DAVID L & TWILA J		113,349		7,611	
2014	2014-0003156	RAMER, DAVID L & TWILA J		87,543		7,611	
2013	2013-0003156	RAMER, DAVID L & TWILA J		64,816		7,389	

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Lot Data Acre - R4 RR AC

Lot Size	0	0
Lot Count	0	
Units Buildable		
Non-Ag Acres	1	
Topography	1	
Street Access		
Utilities		
Amenities		
Method	Acre	
Base Lot Value	1.00 x 6,750.00 = 6,750	
Factor Value		
Adjustments		
Lot Value	6,750	

Primary Image



11/6/2023

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	1 Traditional
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,070 / 2,806
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 3 Wall Air Conditioner
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/Rghln	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 40

Cost Approach Manual : 01/2025

Base Cost		70.87	Total Misc Impr	+	18,511
Roofing Adj	+	3.37	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	268,722
Heat/Cool Adj	+	11.28	Depreciation (55%)	-	147,797
Plumbing Adj	+	3.66	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	120,925
Adj Base Cost	=	89.17	Lot Value	+	6,750
Total Area	x	2,806	Indicated Value	=	127,675
Adjusted Cost	=	250,211	Value Per SqFt		45.50

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	120,925		
Lot Value	6,750		
Indicated Value	127,675	45.50	Per SqFt
Agland Value	14,695		
Site Improvements	412,563		
Total Value	554,933	197.77	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
RSPC	Raised Slab Porch - Covered	45915	22x8		176	39.56		6,963
CPAT	Carport - Attached	45916	24x24		576	9.65		5,558
PATO	Raised Slab Porch - Open	47509	30x26		780	7.68		5,990

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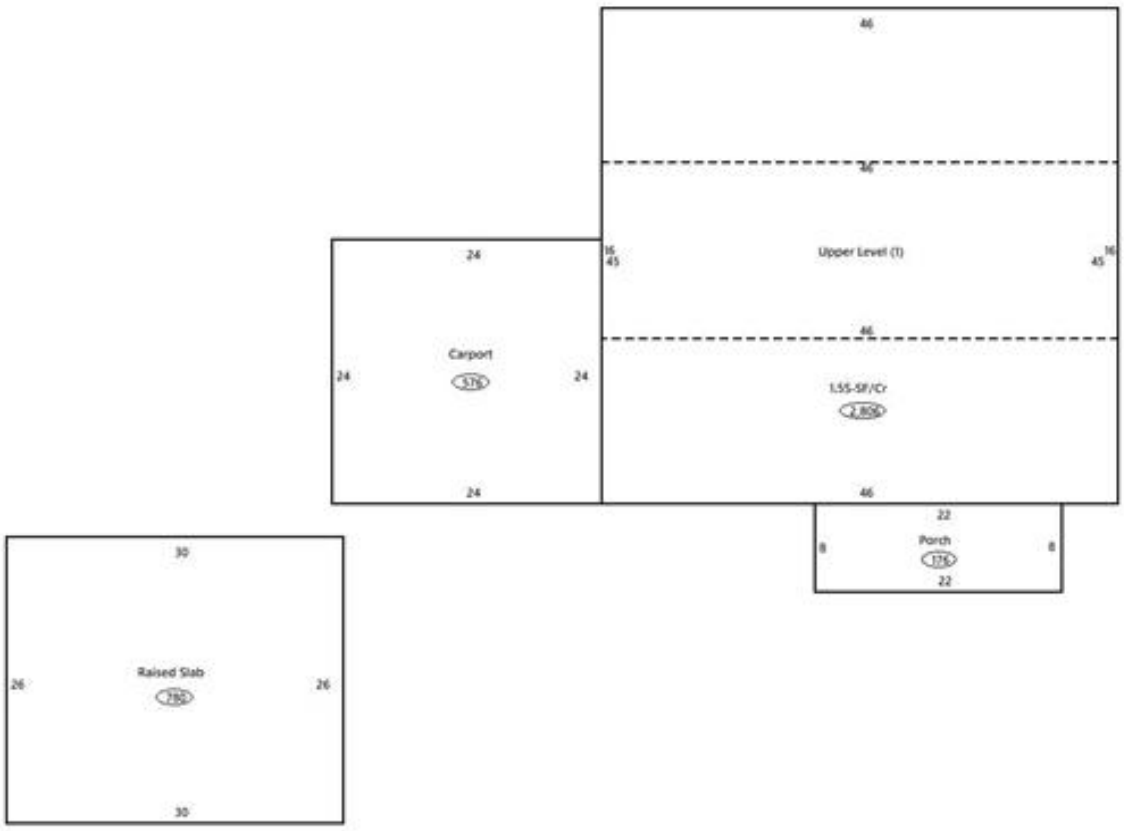
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Sketch Image 580003156



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5S-SF/Cr	2,070	1.356	2,806
2	M	RSPC		10	Porch	176	1.000	176
3	M	CPAT		10	Carport	576	1.000	576
4	M	PATO		10	Raised Slab	780	1.000	780
5	U	^UL		10	Upper Level (1)	736	1.000	736
					Total Building Area	2,070		2,806

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Outbuildings/Site Improvements 580003156

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRHC	Greenhouse - Commercial	100x30x12	Dirt		3,000
	Qual 3	**Cond** 2	**Year** 2021	**Eff Age** 5		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (4.79 x 3,000)	14,370		14,370	1,724	12,646

GRHC	Greenhouse - Commercial	100x30x12	Dirt		3,000
Qual 3	**Cond** 2	**Year** 2021	**Eff Age** 5		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (4.79 x 3,000)	14,370		14,370	1,724	12,646

GRHC	Greenhouse - Commercial	100x30x12	Dirt		3,000
Qual 3	**Cond** 2	**Year** 2021	**Eff Age** 5		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (4.79 x 3,000)	14,370		14,370	1,724	12,646

GRHC	Greenhouse - Commercial	100x30x12	Dirt		3,000
Qual 3	**Cond** 2	**Year** 2021	**Eff Age** 5		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (4.79 x 3,000)	14,370		14,370	1,724	12,646

@N3000 SHIPPING CONTAINER		40x8x8			2
Qual	**Cond**	**Year** 2021	**Eff Age**		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (3,000.00 x 2)	6,000		6,000		6,000

GRHC	Greenhouse - Commercial	100x30x12	Dirt		3,000
Qual 3	**Cond** 2	**Year** 2021	**Eff Age** 5		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (4.79 x 3,000)	14,370		14,370	1,724	12,646

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRHC	Greenhouse - Commercial	100x30x12	Dirt		2,115
	Qual 3	**Cond** 2	**Year** 2021	**Eff Age** 5		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (4.79 x 2,115)	10,131		10,131	1,216	8,915



HAYS	Hay Shed Open Sides	76x48x10	Base	Formed Metal	3,648
Qual 3	**Cond** 2	**Year** 2000	**Eff Age** 31		

Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (6.24 x 3,648)	22,764		22,764	15,707	7,057

PLBR	Poultry - Broiler House	400x40x10	Concrete	Formed Metal	16,000
Qual 2	**Cond** 1.5	**Year** 1990	**Eff Age** 43		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (24.29 x 16,000)	388,640		388,640	310,912	77,728

PLBR	Poultry - Broiler House	400x40x10	Concrete	Formed Metal	16,000
Qual 2	**Cond** 1.5	**Year** 1990	**Eff Age** 43		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (24.29 x 16,000)	388,640		388,640	310,912	77,728

PLBR	Poultry - Broiler House	400x40x8	Concrete	Formed Metal	16,000
Qual 2	**Cond** 1.5	**Year** 1990	**Eff Age** 43		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (24.29 x 16,000)	388,640		388,640	310,912	77,728

PLBR	Poultry - Broiler House	400x40x8	Concrete	Formed Metal	16,000
Qual 2	**Cond** 1.5	**Year** 1990	**Eff Age** 43		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (24.29 x 16,000)	388,640		388,640	310,912	77,728

LNTO	Lean To - Attached	46x14x8	Dirt	Formed Metal	644
Qual 2	**Cond** 1.5	**Year** 1966	**Eff Age** 78		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (5.32 x 644)	3,426		3,426	2,741	685

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	QUON	Quonset - Round Top	64x38x12	Base	Formed Metal	2,432
	Qual	2 **Cond** 1.5	**Year** 1966	**Eff Age** 78		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.41 x 2,432)	15,589		15,589	12,471	3,118

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Lot Data — Acre - R4 RR AC

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	1
Topography	
Street Access	
Utilities	
Amenities	
Method	Acre
Base Lot Value	1.00 x 6,750.00 = 6,750
Factor Value	
Adjustments	
Lot Value	6,750

Primary Image

Residential Data

Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach — Manual : 01/2025

Base Cost		0.00	Total Misc Impr	+	0
Roofing Adj	+	0.00	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	0
Heat/Cool Adj	+	0.00	Depreciation (0%)	-	0
Plumbing Adj	+	0.00	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	
Adj Base Cost	=	0.00	Lot Value	+	6,750
Total Area	x		Indicated Value	=	6,750
Adjusted Cost	=	0	Value Per SqFt		0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	6,750		
Indicated Value	6,750	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	6,750	0.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

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Agland Inventory 580003156

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DnB	DENNIS LOAM 1-3	CR	80			.009	413	413	4	4
				CR Totals		0.009			4	4
ChA	CHOTEAU LIME 0-1	IP	94			6.059	382	382	2,312	2,312
ChB	CHOTEAU LIME 1-3	IP	81			.753	329	329	248	248
DnB	DENNIS LOAM 1-3	IP	80			28.255	325	325	9,177	9,177
La	LAWRENCE SILT LO	IP	63			9.382	256	256	2,400	2,400
				IP Totals		44.449			14,137	14,137
ChA	CHOTEAU LIME 0-1	TM	94			.365	206	206	75	75
ChB	CHOTEAU LIME 1-3	TM	81			.156	177	177	28	28
DnB	DENNIS LOAM 1-3	TM	80			2.572	175	175	451	451
				TM Totals		3.093			554	554
				Total Agland		47.550			14,695	14,695

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